

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Omaha Consortium**

State: **NE**

PJ's Total HOME Allocation Received: **\$38,383,880**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 2			
% of Funds Committed	92.36 %	93.55 %	2	90.66 %	69	67	
% of Funds Disbursed	80.00 %	82.77 %	2	81.06 %	33	34	
Leveraging Ratio for Rental Activities	5.08	5.4	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	93.70 %	94.51 %	2	81.27 %	51	45	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.07 %	68.15 %	2	68.23 %	38	37	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.90 %	79.65 %	1	79.86 %	36	37	
% of 0-30% AMI Renters to All Renters***	36.71 %	41.68 %	2	44.82 %	33	33	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.83 %	97.78 %	1	94.65 %	66	62	
Overall Ranking:			In State:	2 / 2	Nationally:	56	58
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,955	\$17,393		\$25,419	572 Units	28.30 %	
Homebuyer Unit	\$19,611	\$18,711		\$14,530	325 Units	16.10 %	
Homeowner-Rehab Unit	\$39,767	\$21,731		\$20,251	74 Units	3.70 %	
TBRA Unit	\$3,738	\$2,430		\$3,156	1,047 Units	51.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Omaha Consortium NE

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,286	\$96,803	\$44,294
State:*	\$81,049	\$91,546	\$22,720
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	61.5	52.6	44.6	50.5
Black/African American:	31.6	39.1	51.4	44.4
Asian:	0.2	0.3	0.0	0.2
American Indian/Alaska Native:	0.3	0.6	0.0	1.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.3	0.0	0.2
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.6
Other Multi Racial:	0.0	0.3	0.0	0.3
Asian/Pacific Islander:	0.7	0.3	0.0	0.9

ETHNICITY:

Hispanic	5.6	6.5	4.1	1.4
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HOUSEHOLD SIZE:

1 Person:	51.7	27.4	40.5	40.0
2 Persons:	22.7	21.5	28.4	22.9
3 Persons:	14.7	27.1	8.1	21.2
4 Persons:	7.5	12.0	10.8	9.2
5 Persons:	2.3	5.2	6.8	4.1
6 Persons:	1.0	4.6	2.7	1.6
7 Persons:	0.0	1.5	1.4	1.0
8 or more Persons:	0.0	0.6	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	45.1	35.7	29.7	41.6
Elderly:	12.4	1.5	21.6	0.8
Related/Single Parent:	24.1	33.8	25.7	50.9
Related/Two Parent:	12.6	22.2	20.3	4.8
Other:	5.8	6.8	2.7	1.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.5	0.0 [#]
HOME TBRA:	1.0	
Other:	4.5	
No Assistance:	75.9	

of Section 504 Compliant Units / Completed Units Since 2001 106

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Omaha Consortium State: NE Group Rank: 56
(Percentile)
State Rank: 2 / 2 PJs Overall Rank: 58
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	93.7	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	67.07	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.83	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.2	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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